

When recorded return to:
Donald R. Fine and Mary M. Fine
4807 Ivan Lane
Sedro Woolley, WA 98284



201607250120

Skagit County Auditor
7/25/2016 Page

1 of

\$77.00

5 3:13PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027432

CHICAGO TITLE
620027432

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruby Lee Cleave, a married woman as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Donald R. Fine and Mary M. Fine, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)


PTN TRACT 15 LAKE WHATCOM LOGGING COMPANYS SAMISH RIVER ACREAGE
Tax/Map ID(s):

Tax Parcel Number(s): P106337 / 3989-001-015-0200, P106664 / 3989-001-015-0605,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 1, 2016


Ruby Lee Cleave

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3145
JUL 25 2016

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By HB Deputy

WA-CT-FNRV-02150.620019-620027432

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ruby Lee Cleave are the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 22, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

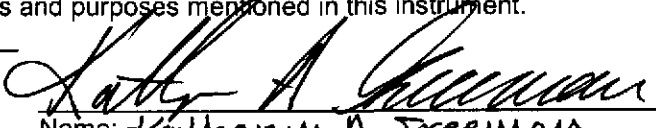

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106337 / 3989-001-015-0200 and P106664 / 3989-001-015-0605

PARCEL A:

That portion of Tract 15, Lake Whatcom Logging Company's Samish River Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, being a portion of the Northwest Quarter of Section 23, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the center of said Section 23;
thence North 01°11'34" West along the North/South centerline of said section a distance of 33 feet to the platted North right-of-way of Bradley Road, said point being the Southeast corner of Tract 15;
thence continue North 01°11'34" West a distance of 613.51 feet;
thence South 88°41'00" West a distance of 333.79 feet TO THE TRUE POINT OF BEGINNING;
thence continue South 88°41'00" West a distance of 333.78 feet;
thence North 0°59'45" West a distance of 651.30 feet to the North line of said Tract 15;
Thence North 89°05'49" East along said North line a distance of 332.66 feet, more or less to a point which lies North 1°05'39" West from the true point of beginning;
Thence South 1°05'39" East a distance of 648.90 to the TRUE POINT OF BEGINNING.

(Also known as Lot B of Survey recorded October 21, 1994, in Volume 16 of Surveys, pages 79 and 80, under Auditor's File No. 9410210046, records of Skagit County, Washington);

PARCEL B:

That portion of Tract 15, Lake Whatcom Logging Company's Samish River Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, being a portion of the Northwest Quarter of Section 23, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the center of said Section 23;
thence North 01°11'34" West along the North-South centerline of said section a distance of 33 feet to the platted North right-of-way of Bradley Road, said point being the Southeast corner of said Tract 15;
thence continue North 01°11'34" West a distance of 613.51;
thence South 88°41'00" West a distance of 333.79 feet to the TRUE POINT OF BEGINNING;
thence continue South 88°41'00" West a distance of 333.78 feet;
thence South 0°59'45" East a distance of 618.31 feet to the North right-of-way of Bradley Road as platted on the aforementioned Samish River Acreage;
thence North 88°16'24" East along said right-of-way a distance of 334.86 feet;
thence North 01°05'39" West a distance of 615.91 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 5, 1987
Auditor's No(s): 8701050057, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Record of Survey

Recording Date: October 21, 1994
Recording No.: 9410210046
3. Terms and conditions of Lot Certification;
Recorded: December 2, 1994
Auditor's No.: 9412020086, records of Skagit County, Washington
4. Boundary line adjustment quit claim deed including the terms, covenants and provisions thereof

Recording Date: January 17, 1995
Recording No.: 9501170005
5. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 5, 1971
Recording No.: 760170

Continuance:
Recording Date: April 21, 2006
Recording No.: 200604210123

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

EXHIBIT "B"

**Exceptions
(continued)**

6. City, county or local improvement district assessments, if any.